

19/01/2006
VC37

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**.

LOW DENSITY RESIDENTIAL / RURAL LIVING ZONE DEVELOPMENT PLAN

1.0
19/01/2006
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Conditions and requirements for permits

- All residential development should wherever practical be serviced with reticulated water and sewerage.
- Where sewerage infrastructure cannot be provided soil and water reports must be submitted demonstrating,
- compliance with State and Local Policies on effluent and stormwater disposal.
- that soil type and environmental conditions within the catchment can treat the number of proposed effluent disposal systems both from the site and those within the surrounding area.
- All development should wherever practical be serviced with sealed roads.

2.0
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Requirements for development plan

The Development Plan will:

- describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses and public land;
- identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed;
- provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure;
- identify the staging and anticipated timing of development;
- provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation;
- provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to rural residential and urban areas;
- provide a *Soil and Water Report* with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts soil and water downstream of the development.
- Identify proposed water supplies, storage's and systems required for fire fighting purposes.